Recording requested by:

400680

And when recorded, mail to:

City of Riverside
Public Works Department
Survey Section
3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD AT 8:00 O'CLOCK

OCT 1 8 1996

Recorded in Official Records of Riverside County, Castlornia Recorder

FOR RECORDER'S OFFICE USE ONLY

Project: PW-011-956 Vine Street

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

C

Property Owner(s): BIRTCHER RIVERSIDE MARKETPLACE PARTNERS, LTD., a California Limited Partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on June 20, 1996, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said Exhibit "A" thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

Dated: OCTOBER 16,1996

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

STEPHEN J. WHYLD PLANNING DIRECTOR

Rv

I. CRAIG AARON PRINCIPAL PLANNER

GE	NERAL ACKNOWLEDGEMENT	OPTIONAL SECTION
State of California ss County of <u>Riversines</u> ss		CAPACITY CLAIMED BY SIGNER
On <u>10-14-96</u> , before me		() Attorney-in-fact () Corporate Officer(s)
(date) a Notary Public in and for said Stat	(name) re, personally appeared	Title
J. CRAIG AARON		Title
Name(s) of Signer(s) Personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person() whose name(s) is/a) so subscribed to the within instrument and acknowledged to me that he/spe/they executed the		() Guardian/Conservator () Individual(s) () Trustee(s) (X) Other (INCIPAL PLANNER
JANIS LOWRY Commission #1074345 Notary Public — California Riverside County	ne in his/per/their authorized pacity(pes), and that by his/per/their nature(s) on the instrument the son(s), or the entity upon behalf of ich the person(s) acted, executed the trument. TNESS my hand and official seal.	() Partner(s) () General () Limited The party(les) executing this document is/are representing:
(Janis Loury Signature	C114 OF RIVERSIDE

EXHIBIT A

PARCEL 1

Those portions of Parcels 15 and 16 of Parcel Map 26301, as shown by Parcel Map on file in Book 176 of Parcel Maps, at Pages 72 through 81, Records of Riverside County, California, more particularly described as follows:

Beginning at the most Northerly corner of said Parcel 15, as shown on said Parcel Map, said point also lying in the Southeasterly right-of-way of Vine Street, 33 feet wide, as said street is shown on said Parcel Map;

Thence South 61° 06' 54" East along the Northeast line of said Parcel 15, a distance of 94.00 feet;

Thence continuing along the said Northeast line of said Parcel 15, South 16° 33' 17" East, a distance of 58.43 feet;

Thence continuing along the said Northeast line of said Parcel 15, South 61° 06' 54" East, a distance of 174.00 feet to the most northeasterly corner of said Parcel 15;

Thence South 28° 52' 07" West, along the Southeasterly line of said Parcel 15, a distance of 18.87 feet;

Thence continuing along the said Southeasterly line of said Parcel 15, South 3° 42' 29" East, a distance of 40.86 feet;

Thence continuing along the said Southeasterly line of said Parcel 15 and along the Southeasterly line of said Parcel 16, South 28° 52' 07" West, a distance of 277.30 feet to a point therein;

Thence North 61° 08' 56" West, a distance of 207.01 feet;

Thence North 28° 51' 04" East, a distance of 67.18 feet;

Thence North 61° 08' 56" West, a distance of 88.00 feet;

Thence North 28° 51' 04" East, a distance of 17.00 feet;

Thence North 61° 08' 56" West, a distance of 36.52 feet to a point in the Northwesterly line of said Parcel 15, said point also lying on the Southeasterly right-of-way of said Vine Street, 33 feet wide;

EXHIBIT A

PARCEL 1

Thence North 28° 50' 42" East along the Northwesterly line of said Parcel 15, and along the Southeasterly right-of-way of said Vine Street, a distance of 86.76 feet to a point therein;

Thence continuing North 28° 51' 34" East, along the Northwesterly line of said Parcel 15 and along the said Southeasterly right-of-way of said Vine Street, a distance of 200.84 to the point of beginning.

Contains 2.401 acres, more or less.

J. Thomas Baires RCE NO. 15795 Expires 6-30-97

EXHIBIT A

PARCEL 2

Those portions of Parcel 16 of Parcel Map 26301, as shown by Parcel Map on file in Book 176 of Parcel Maps, at Pages 72 through 81, Records of Riverside County, California, more particularly described as follows:

Beginning at the most Westerly corner of said Parcel 16, as shown on said Parcel Map, said point also lying in the Southeasterly right-of-way of Vine Street, 33 feet wide, as said street is shown on said Parcel Map;

Thence North 28° 50' 42" East along the Northwest line of said Parcel 16, and along the Southeast right-of-way of said Vine Street, a distance of 178.94 feet to a point therein;

Thence South 61° 08' 56" East, a distance of 36.52 feet;

Thence South 28° 51' 04" West, a distance of 17.00 feet;

Thence South 61° 08' 56" East, a distance of 88.00 feet;

Thence South 28° 51' 04" West, a distance of 67.18 feet;

Thence South 61° 08' 56" East, a distance of 207.01 feet to a point the Southeast line of said Parcel 16;

Thence South 28° 52' 07" West, along the Southeast line of said Parcel 16, a distance of 94.95 feet to the end thereof;

Thence North 61° 06' 54" West, along the Southwest line of said Parcel 16, a distance of 331.48 feet to the point of beginning;

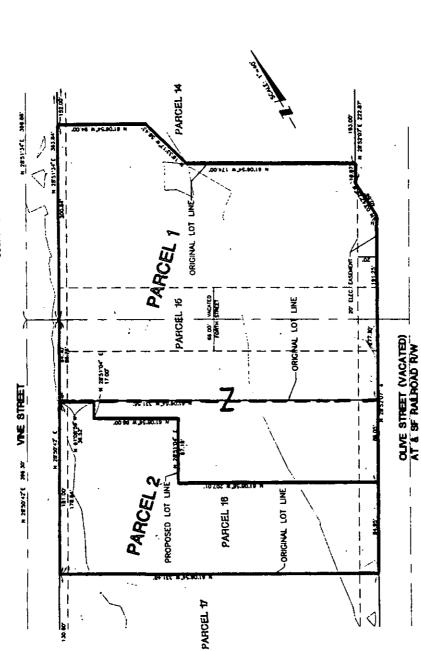
Contains 0.928 acres, more or less.

J. Thomas Baire. RCE NO. 15795 Expires 6-30-97 PROFESSIONAL CONNEER ALLSINGER ALLSI

DESCRIPTION APPROVAL 7/10/9C

PARCEL MAP WAIVER

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



PW-011-956

LEGAL DESCRIPTION

SHEET 1 OF 1

THOSE PORTIONS OF PURCEL 13 AND 18 OF PLACEL LAW 28301, AS SHOWN BY PLACEL LAW ON FILE BROWN BY PROCESSED COUNTY, CALFORNIA, UNDER PARTICULARY DESCRIBED AS FOLLOWS:

WORD THIS OF PRICEL LAWS, IT PROJECT ST. THROUGH 81, RECORDS OF SHORESCO COUNTY, CALFORNIA, ONE SHOWN ON SHOW DAYSELL AND SHOWN ON SHOW DAYSELL WAS SHOWN OF SHOW DAYSELL IN SHOWN IN SHOW DAYSELL WAS SHOWN IN SHOW DAYSELL IN SHOWN IN SHOW DAYSELL WAS SHOWN IN SHOW THE SHOW THE SHOW DAYSELL 15, A DISTANCE OF SHOW THE SHOW DAYSELL IN SHOW IN SHOW THE SHOW DAYSELL IN SHOW IN SHOW IN SHOW THE SHOW DAYSELL IS, BOOK IN SHOW IN SHOW THE SHOW DAYSELL IN SHOW IN SHOW THE SHOW DAYSELL IS, BOOK IN SHOW IN SHOW THE SHOW THE SHOW DAYSELL IS, BOOK IN SHOW IN SHOW THE S

PREMISE COMMUNICATION THE SAME SOUTHEASTERLY LINE OF SAME PARKEL 15, SOUTH 3'4279" (AST).
A DISTANCE OF 40.86 PRET.
THENCE COMMUNICATION THE SAME SOUTHEASTERLY LINE OF SAME PARKEL. 15 AND ALONG THE SAME MEST. A DISTANCE OF 277,30 FEET TO A PORTINE OF 377,30 FEET TO A PORTINE OF SAME PARKEN.

THENCE MORTH 61'06'SG" WEST, A DISTANCE OF 207 01 FEET;

THENCE MORTH 20'51'ON" EAST, A DISTANCE OF 67.18 FEET; THENCE HORTH 61'08'56" WEST, A DISTANCE OF 86.00 FEET;

NEWE NORTH BYOB'SG" MEST, A DISTANCE OF BRIDG FEET; THEWEE NORTH 2851'DG" EAST, A DISTANCE OF 17.00 FEET;

THENCE MORTH BITGGISS" MEST, A DISTANCE OF 36.32 PTET TO A POWEL IN THE MORTHWESTERLY LINE OF SOME DAYLOL 15, SAUP POWEL ALSO LYING ON THE SOUTHEISTERLY RIGHT-OF—MAY OF SAID WHEET 3.5 PETET 3.5 PETET IN THE SAID PRINCES.

NEWEC NORTH 28'50'42" ESST ALONG THE NORTHWESTERY UNE OF SAID PARCEL 13, AND ALONG THE SQUINEASTERY REPORT-OF-WAY OF SAID WHE STREET, A DISTANCE OF 36.76 FEET TO A POINT-THEREN;

THENCE CONTINUENC MORTH 2851'34" [AST, ALONG THE MONTHWESTERLY LINE OF SAID PARKEL 15 AND ALONG THE SAID SOUTHEASTERLY ROAT-OF-WAY OF SAID YNE STREEL A DISTANCE OF 200.64 FEET TO THE PORT OF RECOMBAC.

CONTANS 2.401 ACRES, MORE OR LESS.

BECHERGE AT THE MOST WESTERLY CORMER OF SAID PARCEL 18, AS SHOWN ON SAID PARCEL MAP, SAD STREET, 33 FIELT WICK AS SAD STREET, SOFFER WICK AS CHARGE WES SHOWN ON SAID PARCEL MAP.

THE SHOWN ON SAID PARCEL MAP.

THE SHOWN ON SAID PARCEL THE MORTHWEST LIVE OF SAID PARCEL 18, AND AND THE PARCEL THE MORTHWEST LIVE OF SAID PARCEL 18, AND AND THE PARCEL THE

DENCE MORTH 2850/47 EAST ALONG THE MORTHMEST LINE OF SUID PLACES, 18, 440 ALONG THE SOUTHEAST RECHI-OF—MAY OF SUID VINE STREET, A DISTANCE OF 178 SA FEET TO A POINT THEREN; THEMCS, SOUTH 61'00'56 EAST, A DISTANCE OF 12'00' TEET; THEMCE SOUTH 28'51'04" WEST A DISTANCE OF 17'00' TEET; THEMCE SOUTH 81'00'56" EAST, A DISTANCE OF 17'00' TEET;

THENCE SOUTH 2831'ON WEST, A DISTANCE OF 67.18 FEET: THENCE SOUTH STORY ON THE SOUTH STORY GAST, A DISTANCE OF 2070! FEET TO A POINT ON THE SOUTHENST LINE OF SAID PARKEE. 16;

INCHES SOUTH 2832'07" WEST, ALDNO THE SOUTHEAST LINE OF SAID PARCEL, 16, A DISTANCE OF 8435 FEET TO THE DED THEREOF, THE SOUTHWEST LINE OF SAID PARCEL, 16, A DISTANCE OF 331,48 FEET TO THE POINT OF RECEMBEN.

CONTANTS 0.928 ACRES, MORE OR LESS.

EXHIBIT 2 PROPOSED PARCEL MAP WAIVER

PW-014956